

FORECLOSURE HOT SPOTS IN MARYLAND

SECOND QUARTER 2016



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FORECLOSURE HOT SPOTS

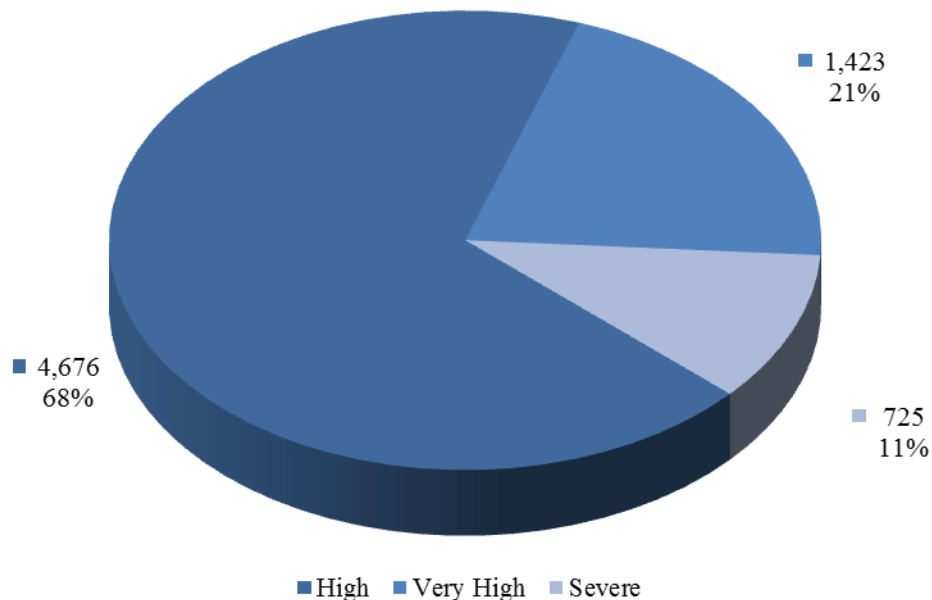
A foreclosure *Hot Spot* is defined as a community that had more than ten foreclosure events in the given quarter and recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a foreclosure index. The index measures the extent to which a community's foreclosure rate exceeds or falls short of the State average foreclosure rate.

- For example, the Annapolis community in Anne Arundel County (zip code 21401) recorded a total of 298 foreclosure events in the second quarter, resulting in a foreclosure rate of 37 homeowner households per foreclosure and a corresponding foreclosure index of 370. As a result, the foreclosure concentration in Annapolis is 269.8 percent above the state average index of 100.

Overall, a total of 6,824 foreclosure events, accounting for 62.8 percent of all foreclosures in the second quarter, occurred in 102 *Hot Spots* communities across Maryland.

These communities recorded an average foreclosure rate of 79 homeowner households per foreclosure and an average foreclosure index of 174. The *Hot Spots* communities are further grouped into three broad categories: "high," "very high," and "severe" (Chart 1).

CHART 1. FORECLOSURE HOT SPOTS
SECOND QUARTER 2016



Source: RealtyTrac and DHCD, Housing and Economic Research Office

FORECLOSURE HOT SPOTS CATEGORIES

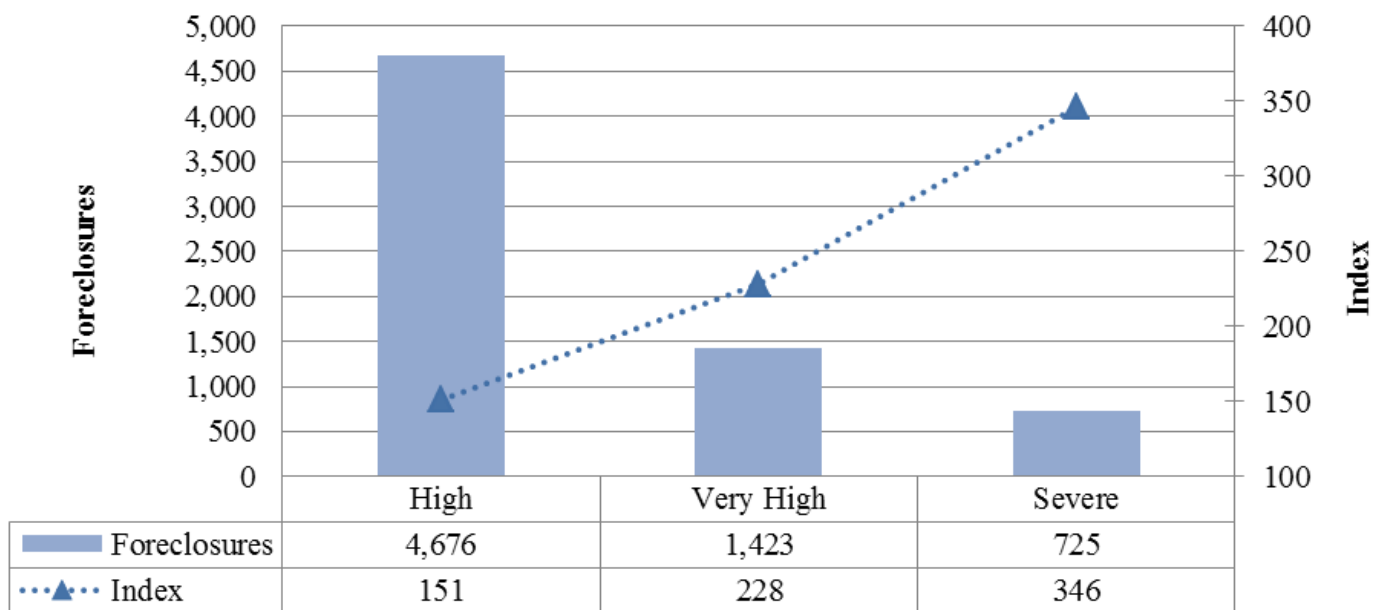
- The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Jurisdictions with a “high” foreclosure problems recorded a total of 4,676 foreclosures in 79 communities, accounting for 68.5 percent of foreclosures in all *Hot Spots* and 43.1 percent of all foreclosures statewide (Table 1, Chart 2). These communities recorded an average foreclosure rate of 91 and an average foreclosure index of 151.
- The “very high” group includes communities that posted foreclosure indices of between 200 and 300. Locations with a “very high” foreclosure problem recorded 1,423 events in 18 communities, representing 20.9 percent of foreclosures across all *Hot Spots* and 13.1 percent of foreclosures statewide. These communities had an average foreclosure rate of 60 and an average foreclosure index of 228.
- The “severe” foreclosure group consists of communities with foreclosure indices above 300. A total of 725 foreclosures were reported in five “severe” foreclosure communities, accounting for 10.6 percent of all foreclosures in *Hot Spots* communities and 6.7 percent of foreclosures statewide. These communities recorded an average foreclosure rate of 40 and an average foreclosure index of 346.

TABLE 1. CHARACTERISTICS OF FORECLOSURE HOT SPOTS
SECOND QUARTER 2016

Category	High	Very High	Severe	All <i>Hot Spots</i> Communities
Number of Communities	79	18	5	102
% of <i>Hot Spots</i> Communities	77.5%	17.6%	4.9%	100.0%
% of All Communities	15.2%	3.5%	1.0%	19.7%
Foreclosures	4,676	1,423	725	6,824
% of <i>Hot Spots</i> Communities	68.5%	20.9%	10.6%	100.0%
% of All Communities	43.1%	13.1%	6.7%	62.8%
Average Foreclosure Rate	91	60	40	79
Average Foreclosure Index	151	228	346	174
Number of Households	425,728	85,757	28,831	540,316
% of <i>Hot Spots</i> Communities	78.8%	15.9%	5.3%	100.0%
% of All Communities	28.5%	5.7%	1.9%	36.1%

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 2. FORECLOSURES AND FORECLOSURE INDEX: HOT SPOTS COMMUNITIES
SECOND QUARTER 2016



Source: RealtyTrac and DHCD, Housing and Economic Research Office

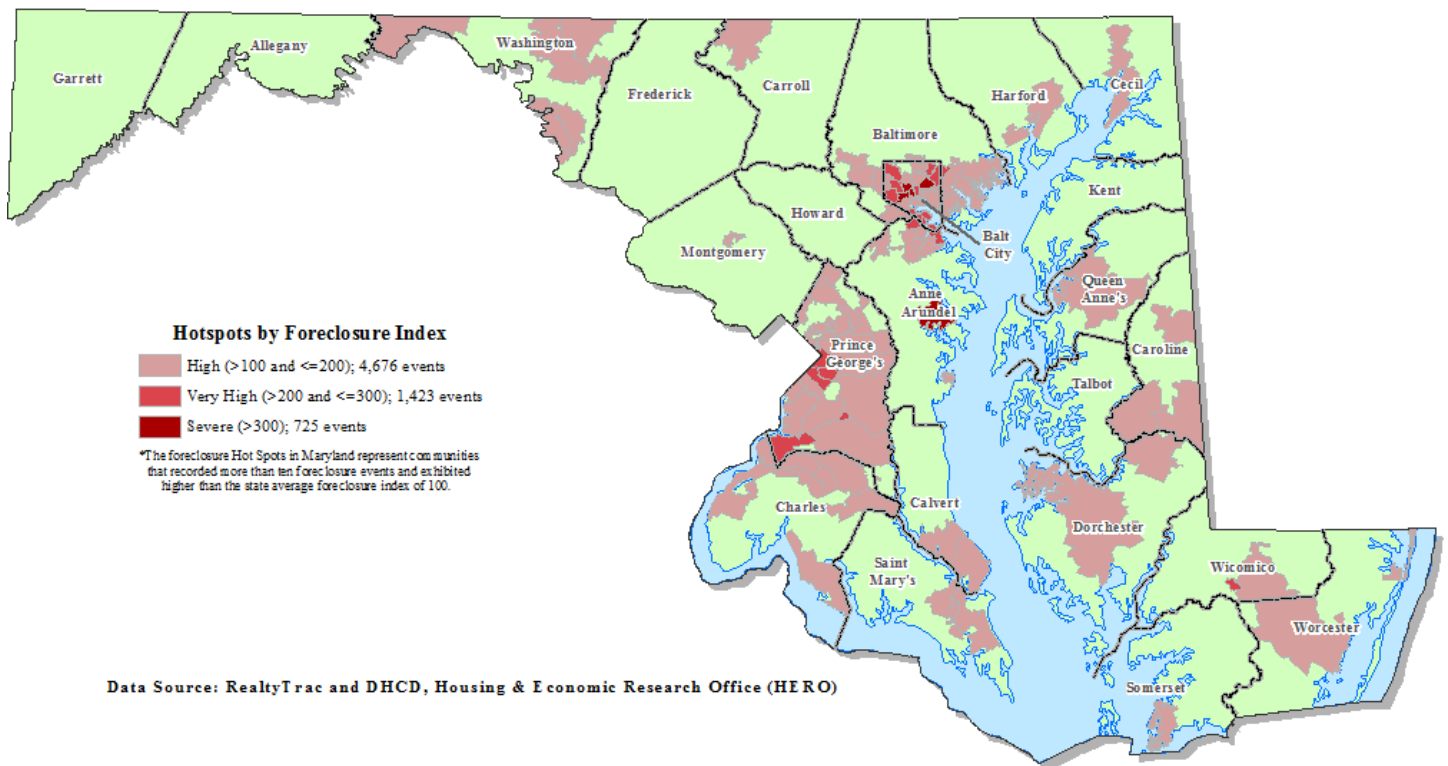
TABLE 2. FORECLOSURE *HOT SPOTS*
SECOND QUARTER 2016

Jurisdiction	Number of Zip Codes	Foreclosures		Rate	Index	Number of Households
		Events	Percent			
Severe						
Anne Arundel	1	298	41%	37	370	11092
Baltimore City	4	427	59%	42	331	17739
Maryland	5	725	100.0%	40	346	28,831
Very High Foreclosures						
Anne Arundel	2	83	5.8%	61	226	5,071
Baltimore	2	86	6.1%	62	221	5,391
Baltimore City	8	799	56.1%	61	227	48,377
Prince George's	5	437	30.7%	59	234	25,755
Wicomico	1	17	1.2%	68	201	1,164
Maryland	18	1,423	100.0%	60	228	85,757
High Foreclosures						
Anne Arundel	4	232	5.0%	103	134	23,908
Baltimore	11	910	19.5%	90	153	81,891
Baltimore City	10	591	12.6%	88	157	51,708
Calvert	2	98	2.1%	83	166	8,142
Caroline	3	44	0.9%	101	136	4,454
Carroll	1	20	0.4%	131	105	2,632
Cecil	1	33	0.7%	134	103	4,421
Charles	8	366	7.8%	78	177	28,427
Dorchester	2	65	1.4%	99	139	6,438
Harford	3	167	3.6%	83	165	13,941
Montgomery	1	64	1.4%	127	109	8,109
Prince George's	20	1566	33.5%	88	156	138,304
Queen Anne's	1	22	0.5%	131	105	2,878
Somerset	1	22	0.5%	71	193	1,569
St. Mary's	3	90	1.9%	100	138	8,961
Washington	5	258	5.5%	98	140	25,354
Wicomico	1	67	1.4%	135	102	8,982
Worcester	2	63	1.3%	89	155	5,610
Maryland	79	4,676	100.0%	91	151	425,728

Source: RealtyTrac and DHCD, Housing and Economic Research Office

DISTRIBUTION OF FORECLOSURE HOT SPOTS MAP

SECOND QUARTER 2016



SEVERE FORECLOSURE HOT SPOTS

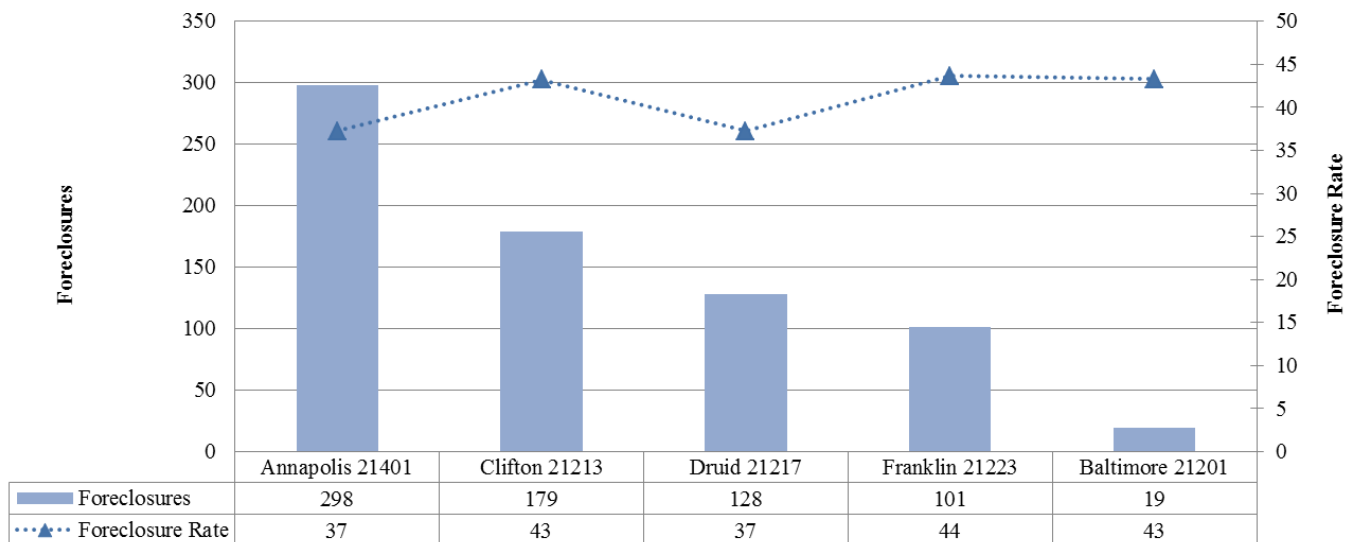
The “severe” group represents communities in which the foreclosure indices exceeded 300. During the second quarter, an Anne Arundel County community and four communities in Baltimore City reported “severe” foreclosure concentrations. They reported a total of 725 foreclosure events, accounting for 10.6 percent of all foreclosures in *Hot Spots* communities and 6.7 percent of all foreclosures statewide (Table 3).

TABLE 3. SEVERE FORECLOSURE HOT SPOTS BY JURISDICTION
SECOND QUARTER 2016

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	298	41.1%	37	370	11,092
Baltimore City	427	58.9%	42	331	17,739
Maryland	725	100.0%	40	346	28,831

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 3. PROPERTY FORECLOSURES IN “SEVERE” HOT SPOTS COMMUNITIES
SECOND QUARTER 2016



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 4. SEVERE FORECLOSURE HOT SPOT BY COMMUNITY
SECOND QUARTER 2016

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21401	Annapolis	298	37	370
Baltimore City	21217	Druid	128	37	370
Baltimore City	21213	Clifton	179	43	318
Baltimore City	21201	Baltimore	19	43	318
Baltimore City	21223	Franklin	101	44	315
All Communities			725	40	346

Source: RealtyTrac and DHCD, Housing and Economic Research Office

VERY HIGH FORECLOSURE HOT SPOTS

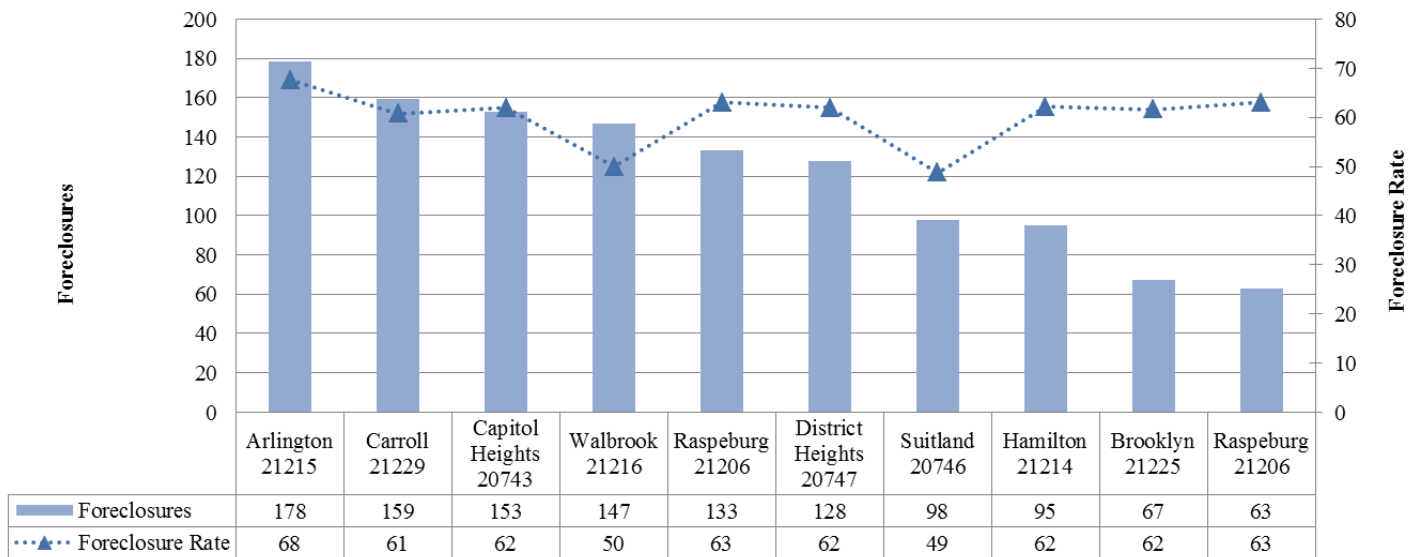
The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a “very high” foreclosure notices recorded 1,423 events in 18 communities, representing 20.9 percent of foreclosures across all *Hot Spots* and 13.1 percent of foreclosures statewide. These communities had an average foreclosure rate of 60 and an average foreclosure index of 228 (Table 5).

TABLE 5. VERY HIGH FORECLOSURE HOT SPOTS BY JURISDICTION
SECOND QUARTER 2016

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	83	5.8%	61	226	5,071
Baltimore	86	6.1%	62	221	5,391
Baltimore City	799	56.1%	61	227	48,377
Prince George's	437	30.7%	59	234	25,755
Wicomico	17	1.2%	68	201	1,164
Maryland	1,423	100.0%	60	228	85,757

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 4. PROPERTY FORECLOSURES IN TOP 10 “VERY HIGH” HOT SPOTS COMMUNITIES
SECOND QUARTER 2016



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 6. VERY HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
SECOND QUARTER 2016

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21225	Brooklyn	67	62	223
Anne Arundel	21226	Curtis Bay	16	58	237
Baltimore	21206	Raspeburg	63	63	218
Baltimore	21229	Carroll	24	61	227
Baltimore City	21215	Arlington	178	68	204
Baltimore City	21229	Carroll	159	61	227
Baltimore City	21216	Walbrook	147	50	275
Baltimore City	21206	Raspeburg	133	63	218
Baltimore City	21214	Hamilton	95	62	221
Baltimore City	21225	Brooklyn	41	62	223
Baltimore City	21202	Baltimore	28	52	263
Baltimore City	21226	Curtis Bay	17	58	237
Prince George's	20743	Capitol Heights	153	62	222
Prince George's	20747	District Heights	128	62	222
Prince George's	20746	Suitland	98	49	282
Prince George's	20607	Accokeek	46	60	230
Prince George's	20623	Cheltenham	12	65	213
Wicomico	21826	Fruitland	17	68	201
<i>All Communities</i>			<i>1,423</i>	<i>60</i>	<i>228</i>

Source: RealtyTrac and DHCD, Housing and Economic Research Office

HIGH FORECLOSURE HOT SPOTS

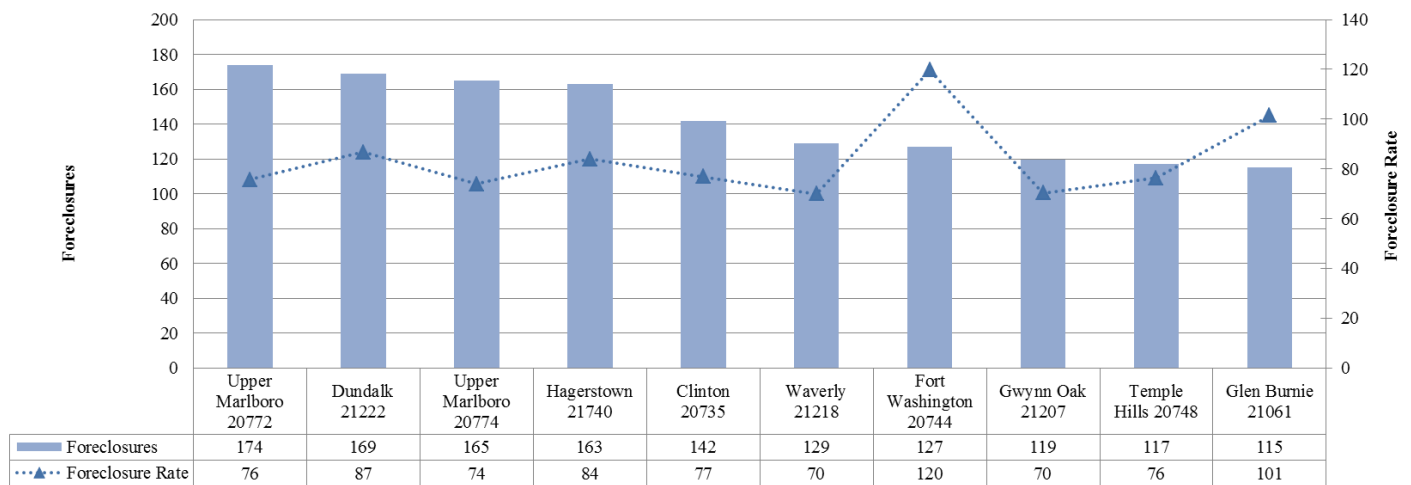
The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a “high” foreclosure problem recorded a total of 4,676 foreclosures in 79 communities, accounting for 68.5 percent of foreclosures in all *Hot Spots* and 43.1 percent of all foreclosures statewide. These jurisdictions recorded an average foreclosure rate of 91 and an average foreclosure index of 151 (Table 7).

TABLE 7. HIGH FORECLOSURE HOT SPOTS BY JURISDICTION
SECOND QUARTER 2016

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	232	5.0%	103	134	23,908
Baltimore	910	19.7%	90	153	81,891
Baltimore City	591	12.8%	88	157	51,708
Calvert	98	2.1%	83	166	8,142
Caroline	44	1.0%	101	136	4,454
Carroll	20	0.4%	131	105	2,632
Cecil	33	0.7%	134	103	4,421
Charles	366	7.9%	78	177	28,427
Dorchester	65	1.4%	99	139	6,438
Harford	167	3.6%	83	165	13,941
Montgomery	64	1.4%	127	109	8,109
Prince George's	1566	33.9%	88	156	138,304
Queen Anne's	22	0.5%	131	105	2,878
Somerset	22	0.5%	71	193	1,569
St. Mary's	90	2.0%	100	138	8,961
Washington	258	5.6%	98	140	25,354
Wicomico	67	1.4%	135	102	8,982
Worcester	63	1.4%	89	155	5,610
Maryland	4,676	100.0%	91	151	420,118

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 5. PROPERTY FORECLOSURES IN TOP 10 “HIGH” *HOT SPOTS* COMMUNITIES
SECOND QUARTER 2016



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 8. HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
SECOND QUARTER 2016

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	20764	Shady Side	19	73	188
Anne Arundel	21061	Glen Burnie	115	101	136
Anne Arundel	21060	Glen Burnie	74	107	129
Anne Arundel	21076	Hanover	24	123	112
Baltimore	21244	Windsor Mill	99	70	198
Baltimore	21207	Gwynn Oak	119	70	196
Baltimore	21133	Randallstown	94	80	171
Baltimore	21222	Dundalk	169	87	159
Baltimore	21224	Highlandtown	38	91	151
Baltimore	21221	Essex	107	94	147
Baltimore	21239	Northwood	20	94	147
Baltimore	21220	Middle River	93	106	130
Baltimore	21227	Halethorpe	77	108	128
Baltimore	21237	Rosedale	63	111	124
Baltimore	21212	Govans	30	127	108
Baltimore City	21218	Waverly	129	70	197
Baltimore City	21207	Gwynn Oak	47	70	196
Baltimore City	21205	Clifton East End	43	71	195
Baltimore City	21222	Dundalk	12	87	159
Baltimore City	21230	Morrell Park	94	88	156
Baltimore City	21224	Highlandtown	102	91	151
Baltimore City	21239	Northwood	56	94	147
Baltimore City	21211	Hampden	43	105	131
Baltimore City	21231	Patterson	22	115	120
Baltimore City	21212	Govans	43	127	108
Calvert	20657	Lusby	79	76	181
Calvert	20685	Saint Leonard	19	112	122
Caroline	21632	Feddersburg	18	79	174

TABLE 8. HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
SECOND QUARTER 2016

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Caroline	21655	Preston	15	116	119
Caroline	21639	Greensboro	11	117	118
Carroll	21787	Taneytown	20	131	105
Cecil	21901	North East	33	134	103
Charles	20602	Waldorf	84	69	200
Charles	20640	Indian Head	39	70	196
Charles	20616	Bryans Road	26	71	193
Charles	20603	Waldorf	87	75	184
Charles	20664	Newburg	13	75	183
Charles	20695	White Plains	33	84	163
Charles	20601	Waldorf	69	87	158
Charles	20637	Hughesville	15	117	118
Dorchester	21643	Hurlock	24	72	192
Dorchester	21613	Cambridge	41	115	120
Harford	21040	Edgewood	90	70	197
Harford	21017	Belcamp	18	94	146
Harford	21001	Aberdeen	59	101	136
Montgomery	20886	Montgomery Village	64	127	109
Prince George's	20774	Upper Marlboro	165	74	186
Prince George's	20772	Upper Marlboro	174	76	182
Prince George's	20748	Temple Hills	117	76	180
Prince George's	20785	Cheverly	92	76	180
Prince George's	20735	Clinton	142	77	179
Prince George's	20613	Brandywine	40	81	170
Prince George's	20784	Cheverly	65	85	162
Prince George's	20707	Laurel	82	85	161
Prince George's	20721	Mitchellville	94	87	157
Prince George's	20745	Oxon Hill	55	89	155
Prince George's	20720	Bowie	68	91	151
Prince George's	20737	Riverdale	33	95	144
Prince George's	20705	Beltsville	52	95	144
Prince George's	20783	Adelphi	73	96	144
Prince George's	20769	Glenn Dale	18	101	136
Prince George's	20716	Mitchellville	56	108	128
Prince George's	20706	Lanham	84	111	124
Prince George's	20722	Brentwood	11	116	119
Prince George's	20744	Fort Washington	127	120	115
Prince George's	20781	Hyattsville	18	129	107
Queen Anne's	21617	Centreville	22	131	105
Somerset	21817	Crisfield	22	71	193
St. Mary's	20653	Lexington Park	50	94	146
St. Mary's	20634	Great Mills	15	98	141
St. Mary's	20619	California	25	111	123
Washington	21740	Hagerstown	163	84	164
Washington	21756	Keedysville	11	95	145
Washington	21750	Hancock	11	99	139
Washington	21782	Sharpsburg	11	127	108
Washington	21742	Hagerstown	62	131	105

TABLE 8. HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
SECOND QUARTER 2016

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Wicomico	21804	Salisbury	67	135	102
Worcester	21842	Ocean City	48	86	161
Worcester	21863	Snow Hill	15	100	137
<i>All Communities</i>			<i>4,676</i>	<i>91</i>	<i>151</i>

Source: RealtyTrac and DHCD, Housing and Economic Research Office